



**Bank Short Sale
Great Quality
Unbelievable value.**



217 Wallace Avenue

Lehigh Acres, Florida 33970

Convenient location, only 3.5 miles from I-75

- 9,950 SF on grade building (50' x 199')
- Includes 1,970 SF of office area
- plus 1,970 SF of storage mezzanine
- Constructed in 2002, and in excellent condition
- 1.51 acres of land – 65,581 SF
- Light Industrial Zoning
- Public Water & Septic

STRAP # 30-44-26-01-00002.0040

\$400,000 \$40 / SF

THIS IS A SHORT SALE AND WILL BE SUBJECT TO SELLERS AND LENDERS APPROVAL. COMMISSION WILL BE SPLIT 50-50 ON COMMISSIONS PAID AT CLOSING.

The Miller Alliance

RE/MAX Realty Group

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Fort Myers, Florida 33907

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Additional details or a complete package are available at www.milleralliance.com

Although obtained from sources deemed reliable, this information is not warranted and should be verified by any interested party. All dimensions and amounts are approximate. Subject to prior sale, lease, withdrawal and price change without notice.